

048.A

Map

0004

Block

0002.2

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 794,100 /

USE VALUE: 794,100 /

ASSESSed: 794,100 /

Total Card /

Total Parcel

794,100

794,100

794,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		WEBCOWET RD, ARLINGTON

Unit #: 2

Owner 1: HYRY THOMAS &

Owner 2: WEINTRAUB JENNIFER

Owner 3:

Street 1: 84 WEBCOWET ROAD #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

OWNERSHIP

PREVIOUS OWNER

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

IN PROCESS APPRAISAL SUMMARY

PREVIOUS ASSESSMENT

SALES INFORMATION

BUILDING PERMITS

Parcel ID 048.A-0004-0002.2

TAX DISTRICT

ACTIVITY INFORMATION

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

PRINT

LAST REV

PAT ACCT.

Sign:

260036

07/13/18

!14901!

07/13/18 04:41:04

07/13/18 09:25:51

danam

14901

VERIFICATION OF VISIT NOT DATA

81444

34144

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes											
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7665																											
Total AC/HA: 0.00000																									Total SF/SM: 0		Parcel LUC: 102		Condo		Prime NB Desc: CONDO		Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1924	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	55.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs: 10			BRs: 5			Baths: 2			HB	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.16622412
Const Adj.:	0.99188077
Adj \$ / SQ:	341.243
Other Features:	99000
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	828777
Depreciation:	38124
Depreciated Total:	790653

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 048.A-0004-0002.2

[illegible]

More: N	Total Yard Items:	3,400	Total Special Features:		Total:	3,400
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,034	341.240	694,088	
Net Sketched Area:		2,034	Total:	694,088	
Size Ad	2034	Gross Are	2034	FinArea	2034

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
8						
8						
4						

IMAGE

AssessPro Patriot Properties, Inc

